

**AGENDA ITEM: IIB**

HPO File No. 070602

**SITE NAME:** Fire Station # 11**SITE LOCATION:** 4520 Washington Avenue**Owner:** ANT Holdings LLC**Applicant:** ANT Holdings LLC

Time Frame	Date Accepted	35-day Consideration	70-day Action	90-day Limit
	May-30-2007	N/A	N/A	N/A

**SITE INFORMATION:** Lot 6 and Tract 7A, Block 56, Brunner Subdivision, City of Houston, Harris County, Texas.  
The site includes a two-story, historic fire station building.

**TYPE OF APPROVAL REQUESTED:** The building on the site is a City of Houston Protected Landmark (06PL18) and therefore is not subject to the 90 day waiver provision. The applicant requests a certificate of appropriateness for the following work:

- Convert the interior space of the historic fire station building, which is not reviewed under the historic preservation ordinance, into retail/restaurant space on the first floor and living space on the second floor.
- South Elevation: Restore all exterior features of the Art Deco fire station building as original on the South (primary) elevation which faces Washington Avenue. Restoration plans call for the retention/restoration of all exterior architectural elements of the building. All exterior door and window opening locations to remain unchanged. Existing steel casement windows will be repaired or replaced in kind. All stucco exterior finishes will be restored and repainted. Existing brushed aluminum canopy will be restored and remain in place. The green enameled light fixture located between the rollup bay door and the front awning, which is an original feature of the building, will be restored and remain in this location. Install new multi-light, metal clad doors in original roll up engine bay door location. The existing roll up type garage door, currently located in the engine bay door location is a modern replacement which is in very poor condition. Engine Bay door location will feature a pair of multi-light metal framed doors with matching transom and sidelights. Composite appearance of paired doors and transom and sidelights will mimic the look of a roll up bay door and which will allow additional light into the retail/restaurant space; Install a sign in the same location and in the same style as the original Fire Station #11 sign which was originally affixed above the roll up bay door facing Washington Avenue, but which is no longer present on the building.
- West Elevation (which is visible from Fowler Street): Restore all original exterior elements. Original window locations will remain unchanged and existing steel casement windows will be repaired or replaced in kind.
- North Elevation; the north elevation will maintain all existing door locations. In the existing roll up door location at the rear of the engine bay, remove an existing garage type roll up door, which is a modern replacement; In its place install a pair of multi-light, metal framed doors with matching transom and sidelights. Composite appearance of paired doors and transom and sidelights will mimic the look of a roll up bay door. Construct a one-story storage room and exterior stairs to the rear (north side) of the building which will be also be visible from Fowler Street. The one story storage room will be placed to the northeast corner of the rear of the building and will not be visible from Washington Avenue. The storage room will be stucco clad and will be free of ornamentation and will feature one metal door which will face west towards Fowler Street. Metal stairs will be open air and will feature metal railing and balustrade.
- East Elevation; Restore all exterior features. Paired steel frame casement windows will be restored or replaced in kind. Install a smooth steel or wood slab door in original location which is located on the side of the building near Washington Avenue.
- Install a metal hand railing and balustrade on roof of one story fire engine bay. Hand railing will be stepped in 2'-0" from outside edge of low parapet wall which runs around the roof of the engine bay. Railing will be constructed of tubular steel with a total height of 3'-6" from the roof deck.

**HISTORY AND SIGNIFICANCE:**

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**CERTIFICATE OF APPROPRIATNESS**

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Fire Station No. 11, built in 1937, is the only historic, Art Deco style fire station building remaining today in Houston, as well as one of the few remaining examples of civic architecture in Houston dating from the early 20<sup>th</sup>-century. Originally a volunteer fire brigade organized in 1904 for the City of Brunner, Fire Station No. 11 has the distinction of being the first fire station of the City of Houston which had its roots in another town. In 1915 when Brunner was annexed by the City of Houston, the volunteer fire organization became part of the Houston Fire Department.

**APPROVAL CRITERIA FOR ALTERATION:****Sec. 33-241. Same-Alteration, rehabilitation, restoration, and construction.**

(a) The HAHC shall issue a certificate of appropriateness for the alteration, rehabilitation, restoration, or construction of an exterior feature of (I) any landmark, (II) any building, structure, or object in an historic district, or (III) any building, structure, or object that is part of an archaeological site, upon finding that the application satisfies the following criteria, as applicable:

S D NA

S - satisfies D - does not satisfy NA - not applicable

- ☒ ☐ ☐ (1) The proposed activity must retain and preserve the historical character of the property;
- ☒ ☐ ☐ (2) The proposed activity must contribute to the continued availability of the property for a contemporary use;
- ☒ ☐ ☐ (3) The proposed activity must recognize the building, structure, object or site as a product of its own time and avoid alterations that seek to create an earlier or later appearance;
- ☒ ☐ ☐ (4) The proposed activity must preserve the distinguishing qualities or character of the building, structure, object or site and its environment;
- ☒ ☐ ☐ (5) The proposed activity must maintain or replicate distinctive stylistic exterior features or examples of skilled craftsmanship that characterize the building, structure, object or site;
- ☒ ☐ ☐ (6) New materials to be used for any exterior feature must be compatible with the materials being replaced in composition, design, texture and other visual qualities;
- ☐ ☐ ☒ (7) The proposed replacement of missing exterior features, if any, should be based on an accurate duplication of features, substantiated by available historical, physical or pictorial evidence, where that evidence is available, rather than on conjectural designs or the availability of different architectural elements from other structures;
- ☒ ☐ ☐ (8) Proposed additions or alterations must be done in a manner that, if removed in the future, would leave unimpaired the essential form and integrity of the building, structure, object or site;
- ☒ ☐ ☐ (9) The proposed design for alterations or construction must not destroy significant historical, architectural or cultural material and must be compatible with the size, scale, material and character of the property and the area in which it is located;
- ☐ ☐ ☒ (10) The setback of any proposed construction or alteration must be compatible with existing setbacks along the blockface and facing blockface(s); and
- ☐ ☐ ☒ (11) The proposed activity will comply with any applicable deed restrictions.

**STAFF RECOMMENDATION:** Approval of the certificate of appropriateness as requested by the applicant.

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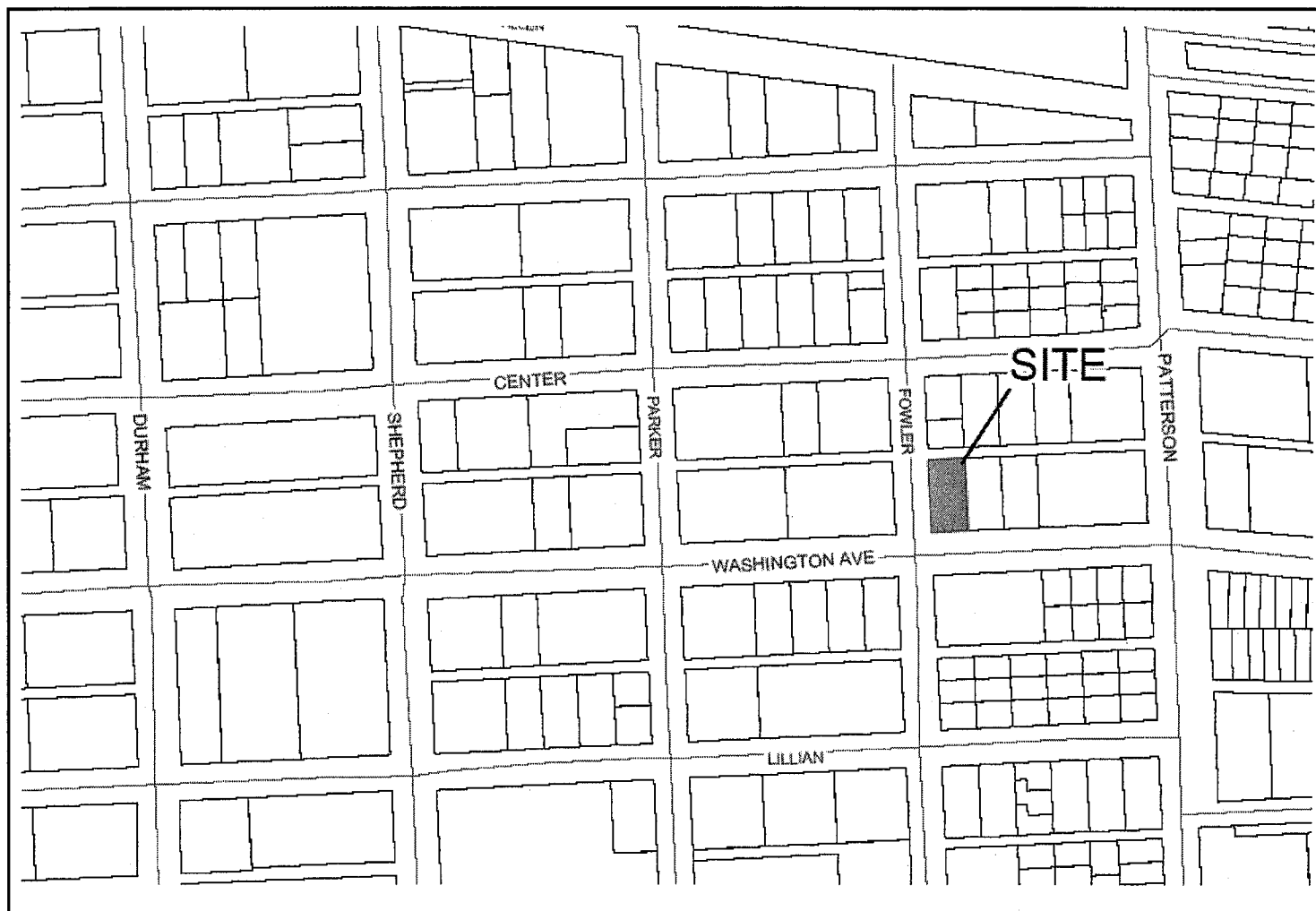
## CERTIFICATE OF APPROPRIATNESS

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**SITE NAME:** Fire Station # 11

**SITE LOCATION:** 4520 Washington Avenue

**Site Location Map**  
**Not to scale**

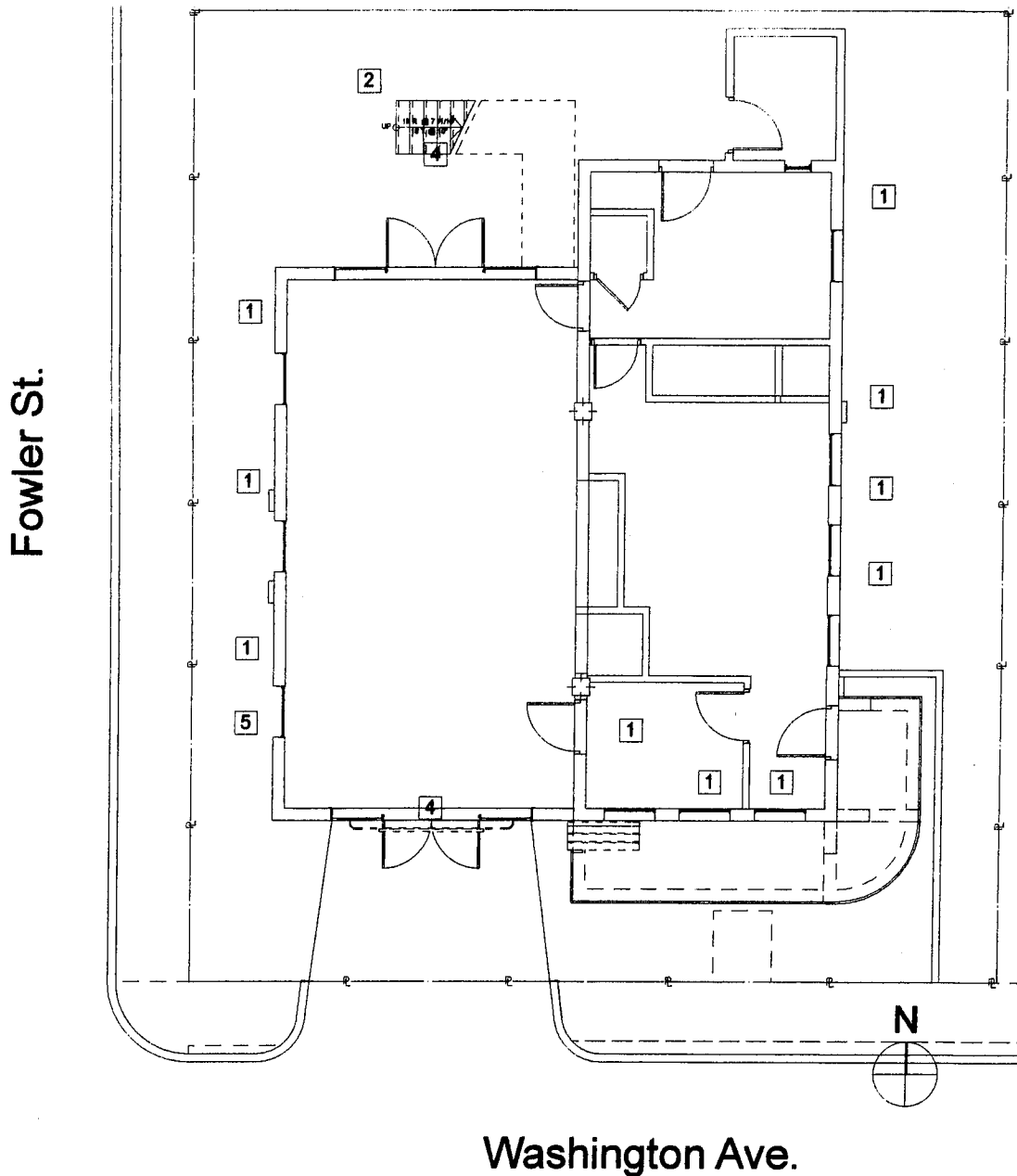


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**Site Plan – (Showing Proposed Construction of Rear Addition & Stairs)**  
Not to scale



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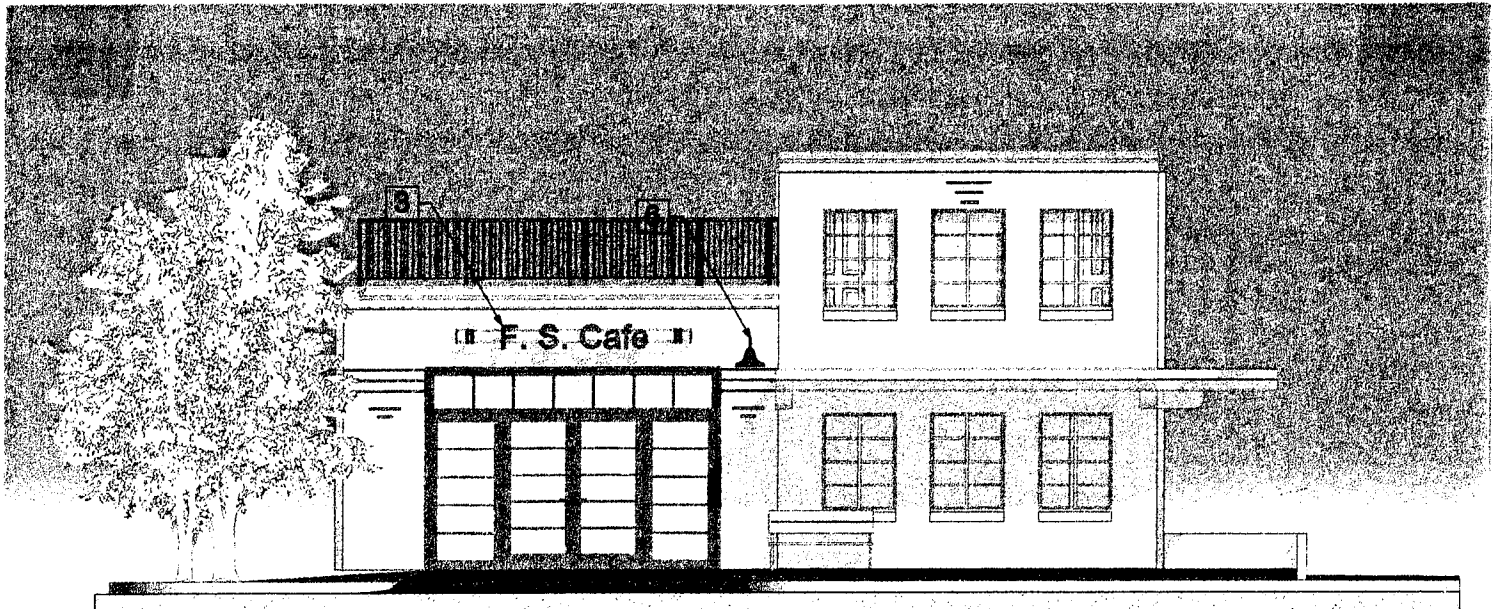
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**South Elevation - (Front of Building Facing Washington Ave.)**  
**Not to scale**

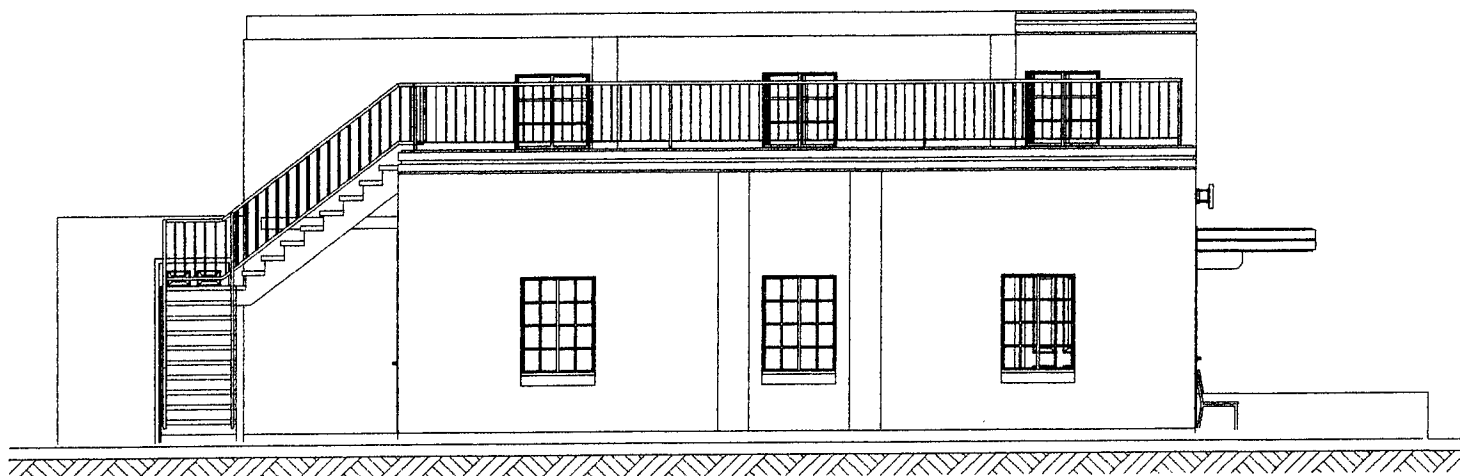


## **CERTIFICATE OF APPROPRIATNESS**

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**West Elevation - (Facing Fowler Street)**  
**Not to scale**



**West Elevation**

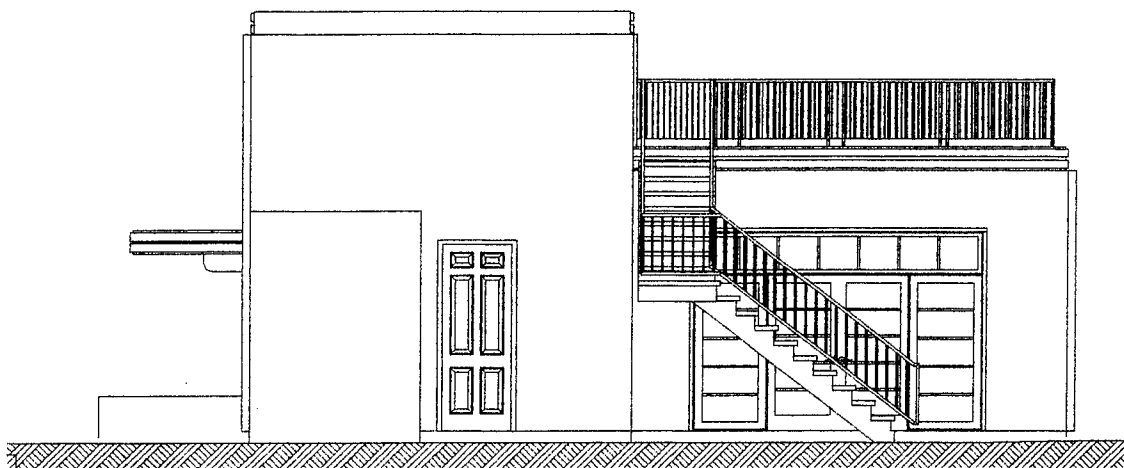
**SCALE: 1/8" = 1'-0"**

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**North Elevation-(Rear of Property)**  
**Not to Scale**

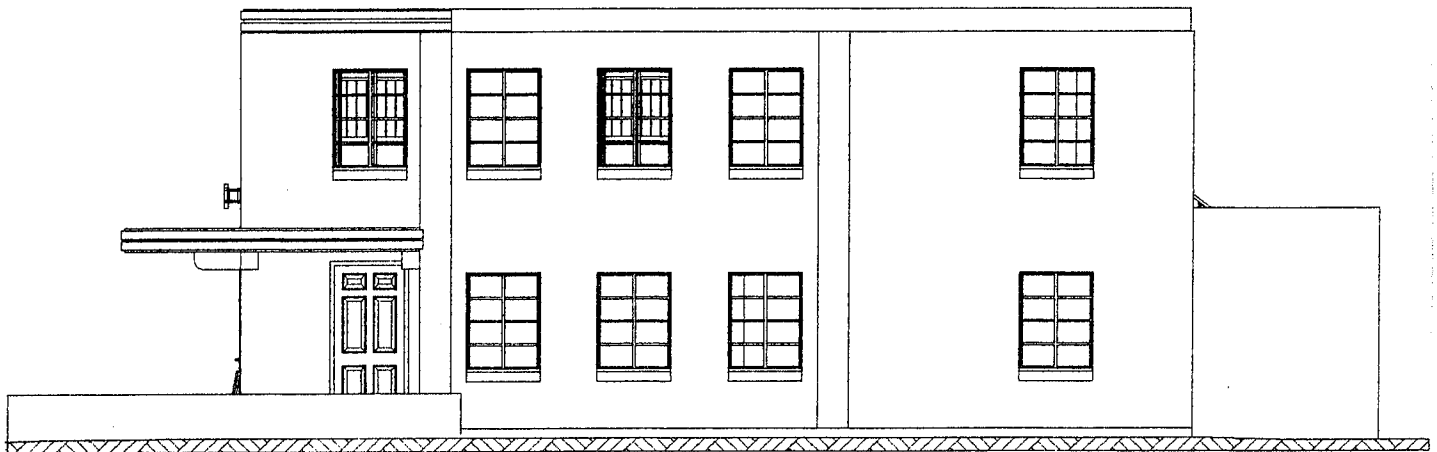


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**East Elevation  
Not to Scale**



## **CERTIFICATE OF APPROPRIATNESS**